



FINAL EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number:	3017382
Address:	3004 South Alaska Street
Applicant:	Steve Fischer with Nicholson Kovalchick Architects
Date of Meeting:	Tuesday, November 25, 2014
Board Members Present:	Drew Hicks Amoreena Miller David Sauvion Julian Weber Stephan Yamada-Heidner
DPD Staff Present:	Lisa Rutzick for Bruce P. Rips

SITE & VICINITY

Site Zone: 3017382: Neighborhood Commercial One with a pedestrian overlay and a 40' height limit (NC1P 40) and Lowrise Three Residential Commercial (LR3)

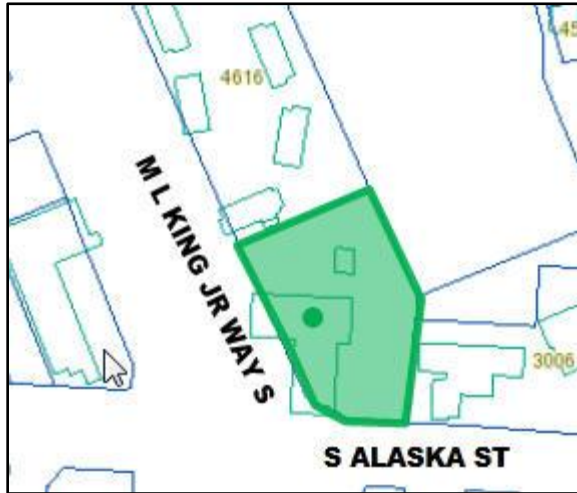
Nearby Zones: Neighborhood commercial zoning extends north along the MLK Way corridor past S. Oregon St. The commercial zoning area lies between multifamily Lowrise Three and Lowrise Two zoning on either side. South of Alaska St. the zoning changes to Single Family 5000 (SF 5000) west of MLK Way. To the east of MLK, the zoning is predominantly multifamily Lowrise.

Lot Area: 3017382 (east): 26,830 sq. ft. The intersection at S. Alaska and MLK Way forms an obtuse angle creating a six-sided polygon for this relatively flat site.

Current Development: The site is vacant.

Surrounding Development and Neighborhood Character: Located within the Columbia City Residential Urban Village, the projects are part of the greater Seattle Housing Authority redevelopment of Rainier Vista. Much of the MLK Way corridor to the north has been redeveloped recently with mixed-use projects. Neighboring development beyond the MLK Way

Rainier Ave S. corridors is predominantly multi-family Lowrise and single family developments. Columbia City center with its mix of small commercial uses is several blocks to the east.



Among the surrounding uses are the Columbia City light rail station, Rainier Vista playfield, the Interagency Academy, and Seattle Housing Agency's Tamarack Pl and Snoqualmie Place

Access: Adjacent rights of way include MLK Way S (principal arterial) and S. Alaska St (minor arterial).

Environmentally Critical Areas: The development site does not have DPD mapped ECAs.

PROJECT DESCRIPTION

3017382: The applicant proposes a four-story building containing 75 residential units, 4,230 sq. ft. of ground floor retail space, parking for 55 vehicles to be provided below grade and parking for 15 vehicles to be provided on the ground floor.

DESIGN DEVELOPMENT

The project on the east side of MLK Way has similar properties to the west development. The applicant proposes a mixed use building with an underground garage, a mix of retail, amenity area, residential units and live/work units on the ground level with three floors of apartments above. Service entry occurs along a driveway at the south end of Tamarack Place, the adjacent project to the north. In plan the building's edges closely conform to the irregular shape of the site. In Option One a commercial retail storefront fronts onto the intersection of MLK Way and S. Alaska St with a discreet plaza between the right of way and the building. The bulk of the mass sits at the west property line continuing the series of development to the north. The building mass wraps around a slightly above grade plaza facing onto Rainier Vista Playfield and the Interagency Academy to the east. The mass appears extruded from the site planning decisions for the at-grade uses. Scheme Two places the major courtyard on the MLK Way side. At-grade, the retail, lobby, amenity area and a live-work unit form the perimeter on three sides. Similar to the other options, the residential units extend along a double loaded corridor. Option Three mimics Scheme Two with a courtyard on the west side and adds a larger plaza on two other edges of the retail space along Alaska St. A portion of the upper floors projects over the plazas. The upper residential areas sit at the property lines. Only at the south end is the building mass skewed from the two rights of way. This shift in the mass attempts to acknowledge the intersection and the light rail station.

PUBLIC COMMENT: Several members of the public attended the EDG meeting and offered the following comments:

- Sought clarification that the driveway at the north side of the subject site would discourage vehicles cutting through the site.
- Clarified that the location of the dumpster is located in the building interior.
- Would like the south side of the adjacent park to include a pedestrian pathway [staff note: the park is maintained by the Seattle Housing Authority].

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

The packet includes materials presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees. habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

EDG Meeting #1: The impact of shadows and sunlight on the plazas should be analyzed to ensure that these significant open spaces on both the east and west buildings are comfortable and habitable.

EDG Meeting #2: The Board agreed that the analysis provided a thorough exploration of the site's geometry. The Board supported the massing configuration that pushed the residential lobby back while projecting the retail slightly forward and creating a chamfered corner that opens up to the adjacent park space.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

EDG Meeting #1: The building's prevailing geometry is unconvincing. The depth of the plaza along MLK and its adjacent residential (including live/work units) uses would act to inhibit a lively pedestrian open space. The building's geometry on the south side appears awkward in its relationship to the corner. The intersection has an important function as a gateway. The proposal does not seem to acknowledge it.

EDG Meeting #2: The Board was pleased with the hybrid design presented in Option 3 that responds to the pedestrian desire lines, as well as visual connections between the sidewalk, plaza and park.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

EDG Meeting #1: The Board found the massing of the east building's southern volume the most troublesome and requested two new alternatives that better address the gateway and the light rail station. The mass blocks light into the plaza facing MLK Way and constricts the pathway along the east edge of the site from merging well with the plazas on the south and west sides. For the new massing studies, the Board requests better view studies from the south.

EDG Meeting #2: The Board appreciated the angled building massing that opens up views to and from the park and encourages pedestrian connections.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building

articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

EDG Meeting #1: East and West Buildings: The image of the two structures should serve as gateways into the neighborhood. Emphasize this character in subtle ways.

EDG Meeting #2: The Board was supportive of the south tower element providing a strong, highly glazed visual element that grounds this corner plaza space.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

EDG Meeting #1: The shared easement on the north side is also a well-used pathway to the neighboring fields. Ensure pedestrian safety as the design evolves.

EDG Meeting #2: The Board noted that they would like to review an exterior lighting plan that focuses on the pedestrian pathways and open spaces on and around the site. The safety of these space is paramount, particularly the ground level units facing the park.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

EDG Meeting #1: The choices of uses and their size facing the plaza do not serve to activate the plaza on MLK Way. The residential lobby and amenity consume too much valuable real estate on the plaza's perimeter. The live/work units, particularly the southern-most, ought to be retail space to attract more pedestrian activity. The shops that line Tamarack Place and other buildings north along MLK create a strong pedestrian corridor. Placing retail rather than live/work between Tamarack Pl and the plaza would augment and extend a pleasant storefront district.

Locating the amenity room to face the fields would create a visual link and passageway from plaza to lobby to amenity/lounge area through the site to the pathway and fields beyond providing a strong connection between two types of open space.

EDG Meeting #2: The Board was supportive of the relocation of the lobby and amenity area to face the park and provide a visual connection through the site. The Board questioned how the eight-foot deep space on the east side of the building, between the amenity space and the park, would be best utilized. They would like to see a clear vision and program developed for this important interstitial space. They also noted that efforts to increase the permeability of the east side with the playfield are encouraged. The Board also recommended design measures to more fully integrate the visual connection through the building at this location.

The Board continued to be concerned with the proposed street level live/work uses at the NW corner. The presence of the bus stop and narrowed sidewalk along with what is often inactive space in front of live/work units has the potential to create a squeezed pedestrian area that may preclude interaction with the live/work use for security and/or privacy reasons. The Board recommended that these live/work units clearly delineate the work function from the living space to make the viability of keeping window coverings to a minimum.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

EDG Meeting #2: The Board encourage the applicant to explore provision of deep overhead weather protection, particularly at the NW corner, that could serve the same function as bus shelter, thereby allowing removal of the bus shelter and freeing up space on the sidewalk.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

EDG Meeting #1: See guidance for PL3-C-3.

EDG Meeting #2: The Board was very pleased with the corner plaza conceptual design and encouraged further development of a design that clearly articulates how the plaza functions and will be activated. The Board would like to review examples of comparably sized projects that have successfully achieved activated open spaces.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

EDG Meeting #1: A shared service driveway already exists between Tamarack Place and the yet undeveloped property. The Board supports use of this common driveway.

EDG Meeting #2: The Board did not comment further on this issue.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

EDG Meeting #1: The Board noted the awkward geometries of the proposals. In part this may reflect the architect's difficulty in responding to the irregular shaped site. Redesign the massing to frame a shallower open space along MLK Way and to acknowledge the importance of the intersection. In general, Option Two with several refinements is a more workable solution than the others.

EDG Meeting #2: The Board was supportive of the massing proposed in the preferred Option 3.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

EDG Meeting #1: The Board preferred a shallower plaza on MLK as illustrated by Option #2. The east facing notch or façade modulation as shown in the same option received support.

EDG Meeting #2: The Board supported the cantilevered portion of the massing on the south side of the site that creates a dynamic focal point for both the corner location, as well as the nearly park and pedestrian connection. See also earlier comments.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

EDG Meeting #1: See guidance for PL3-C-3 which encourages a connection between the east building plaza and the fields to the east.

EDG Meeting #2: The Board discussed at length the importance of the ground level units facing on the east side of the building facing the park. The relationship of these units to the pedestrian pathway connecting the sidewalk to the park is critical. The safety and

security of residents, pedestrians and park users should be considered as well as the privacy of the residents.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

EDG Meeting #2: The Board was very supportive of the highly glazed 'tower' element on the south side. The Board encouraged high glazing and a warm material and color palette presented (wood-like product, metal, transparent glazing). The Board looks forward to reviewing in more detail a color and material board, the residential lobby design, as well as the accents colors used for the other two building masses.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

DEVELOPMENT STANDARD DEPARTURES

At the time of the first EDG meeting, the applicant suggested that a departure might be requested for the requirement to produce 80% non-residential use at the street (**SMC23.47A.005D.1.n**) for each of the options. The lack of information inhibited the Board from adequately reviewing the request.

At the Second EDG meeting, this departure was not discussed further and DPD clarified that live/work uses cannot comprise more than 20% of the street frontage in a designated pedestrian zone (such as this).

BOARD DIRECTION

At the conclusion of the Second EDG meeting, the Board recommended that the building move forward to Master Use Permit application.